107.0	0004	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	737,200 / 737,200
					USE VALUE:	737,200 / 737,200
					ASSESSED:	737,200 / 737,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		LANTERN LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL CHERYL A		
Owner 2:			
Owner 3:			
Street 1:	53 LANTERN LANE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	CAMPBELL PAUL H--ETAL -
Owner 2:	CAMPBELL CHERYL A -
Street 1:	53 LANTERN LANE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,465 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 2124 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10465.000	223,000	400	513,800	737,200
Total Card	0.240	223,000	400	513,800	737,200
Total Parcel	0.240	223,000	400	513,800	737,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 347.08 | /Parcel: 347.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	68349
GIS Ref	
GIS Ref	
Insp Date	08/30/18

!8413!

PREVIOUS ASSESSMENT

Parcel ID: 107.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,000	400	10,465.	513,800	737,200	737,200	Year End Roll	12/18/2019
2019	101	FV	188,700	400	10,465.	513,800	702,900	702,900	Year End Roll	1/3/2019
2018	101	FV	188,700	400	10,465.	440,400	629,500	629,500	Year End Roll	12/20/2017
2017	101	FV	188,700	400	10,465.	411,000	600,100	600,100	Year End Roll	1/3/2017
2016	101	FV	188,700	400	10,465.	352,300	541,400	541,400	Year End	1/4/2016
2015	101	FV	187,800	400	10,465.	315,600	503,800	503,800	Year End Roll	12/11/2014
2014	101	FV	187,800	400	10,465.	292,100	480,300	480,300	Year End Roll	12/16/2013
2013	101	FV	187,800	400	10,465.	278,500	466,700	466,700		12/13/2012

PRINT

Date	Time
12/10/20	22:59:17

LAST REV

Date	Time
09/13/18	15:23:15
apro	
8413	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPBELL PAUL H	1495-37		8/16/2016	Convenience	1	No	No		
CAMPBELL PAUL/E	1039-129		1/1/1901	Family		No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/30/2018	MEAS&NOTICE	CC	Chris C
6/1/2009	Info At Door	189	PATRIOT
4/18/2000	Inspected	276	PATRIOT
11/10/1999	Mailer Sent		
10/26/1999	Measured	243	PATRIOT
8/21/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	68349
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10465		Sq. Ft.	Site		0	70.	0.70	4									513,767						513,800	

Total AC/HA:	0.24024	Total SF/SM:	10465	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	513,767	Spl Credit		Total:	513,800				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346301
Depreciation:	123283
Depreciated Total:	223018

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

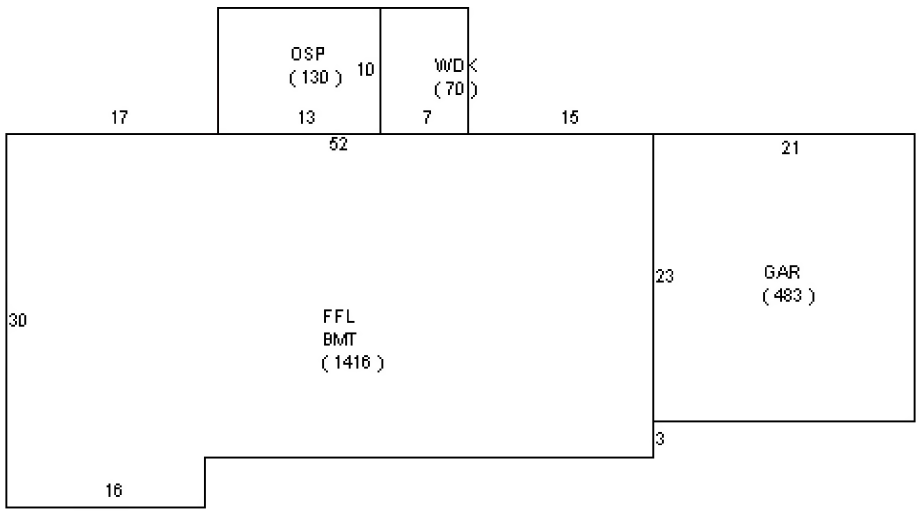
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	128.24
Special Features:	0	Val/Su Net:	63.44
Final Total:	223000	Val/Su SzAd	157.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,416	50.970	72,180
FFL	First Floor	1,416	128.240	181,584
GAR	Garage	483	20.170	9,744
OSP	Screen Porch	130	32.110	4,174
WDK	Deck	70	16.000	1,120

Net Sketched Area:	3,515			Total:	268,802
Size Ad	1416	Gross Are	3515	FinArea	2124

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 107.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X14	A	AV	1960	4.48	T	40.8	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400